


## REPORT TO PLANNING COMMITTEE

4<sup>th</sup> December 2019

<b>Application Reference</b>	DC/19/63514
<b>Application Received</b>	9 <sup>th</sup> September 2019
<b>Application Description</b>	Proposed first floor side extension.
<b>Application Address</b>	26 Heather Road Smethwick B67 7LW
<b>Applicant</b>	Mr Arfan Mohammed
<b>Ward</b>	St Pauls
<b>Contribution towards Vision 2030:</b>	
<b>Contact Officer(s)</b>	Dave Paine 0121 569 4869 David_paine@sandwell.gov.uk

### RECOMMENDATION

That planning permission is granted subject to:-

- (i) Approval of external materials.

#### 1. BACKGROUND

- 1.1 This application is being reported to your Planning Committee because the agent is an employee of Sandwell MBC,

#### 2. SUMMARY OF KEY CONSIDERATIONS

- 2.1 The Site is unallocated in the adopted development plans.
- 2.2 The material planning considerations which are relevant to this application are:

- Loss of light and/or outlook
- Public visual amenity
- Design, appearance and materials

### **3. The APPLICATION SITE**

3.1 The application relates to a linked semi-detached property on the south-east side of Heather Road. This is a residential area in character.

### **4. PLANNING HISTORY**

4.1 In 1986, permission was granted for a lounge, kitchen and toilet extension. Prior approval was deemed not required for a proposed single storey rear extension in 2019.

4.2 Relevant planning applications are as follows:-

DC/20336	Lounge, kitchen and toilet extension.	Approved 09.06.1986
PD/19/01228	Proposed single storey rear extension measuring: 6.0m L x 4.0m H (3.0m to eaves)	Prior approval not required 09.08.2019

### **5. APPLICATION DETAILS**

5.1 The applicant proposes to construct a first floor side extension above an existing garage. Minor ground floor external and internal alterations are proposed which do not require planning consent.

5.4 The extension would measure 7.55 metres deep by 2.1 metres wide by 6.45 metres high, and would create a fourth bedroom, an enlarged third bedroom and a new bathroom. The first floor extension would be set back 0.5 metre from the frontage of the existing garage.

### **6. PUBLICITY**

6.1 The application has been publicised by neighbour notification letter with no responses.

#### **6.2 Objections**

No objections were received.

#### **6.4 Support**

No supporting comments have been received.

## **7. STATUTORY CONSULTATION**

There are no statutory consultation responses to report for this application.

## **8. GOVERNMENT GUIDANCE/NATIONAL PLANNING POLICY**

- 8.1 National Planning Policy Framework promotes sustainable development but states that that local circumstances should be taken into account to reflect the character, needs and opportunities for each area.

## **9. LOCAL PLANNING POLICY**

- 9.1 The following sections of the Council's Development Plan are relevant:-

ENV3: Design Quality  
SAD EOS9: Urban Design Principles

- 9.2 These policies emphasise the need for good design and that proposals should be in scale with the local area. The introduction of a set-back at the first floor of the side extension with a pitched roof, set-down from the main roof would ensure the existing design is respected while ensuring the subservience of the extension.

## **10. MATERIAL CONSIDERATIONS**

- 10.1 Loss of light/and or outlook. There would be an impact on the side facing window of the neighbouring house. However, this window is not deemed to serve a habitable room.
- 10.2 Design, appearance and materials. The design accords with our design policy standards as referred to in para 9.2.
- 10.3 Public visual amenity. The inclusion of the set back would preserve the original design of the dwelling, ensuring the overall street scene is not degraded.

## **11. IMPLICATIONS FOR SANDWELL'S VISION**

- 11.1 The proposal supports Ambition 10 of the Sandwell Vision 2030:-
- 11.5 Ambition 10 – Sandwell has a national reputation for getting things done, where all local partners are focussed on what really matters in people's lives and communities.

## **12. CONCLUSIONS AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS**

- 12.1 This proposal accords with relevant design policy and would provide additional living accommodation for the occupants whilst ensuring the impacts on neighbours would be minimised.

## **13. STRATEGIC RESOURCE IMPLICATIONS**

- 13.1 When a planning application is refused the applicant has a right of appeal to the Planning Inspectorate, and they can make a claim for costs against the council.

## **14. LEGAL AND GOVERNANCE CONSIDERATIONS**

- 14.1 This application is submitted under the Town and Country Planning Act 1990.

## **15. EQUALITY IMPACT ASSESSMENT**

- 15.1 There are no equalities issues arising from this proposal and therefore an equality impact assessment has not been carried out.

## **16. DATA PROTECTION IMPACT ASSESSMENT**

- 16.1 The planning application and accompanying documentation is a public document.

## **17. CRIME AND DISORDER AND RISK ASSESSMENT**

- 17.1 There are no crime and disorder issues with this application.

## **18. SUSTAINABILITY OF PROPOSALS**

- 18.1 Refer to the national planning framework (8) and local plan policies (9) and material considerations (10).

## **19. HEALTH AND WELLBEING IMPLICATIONS (INCLUDING SOCIAL VALUE)**

- 19.1 Refer to the summary of the report (12).

## **20. IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND**

- 20.1 there will be no impact.



## **21. APPENDICES:**

Location Plan

Context Plan

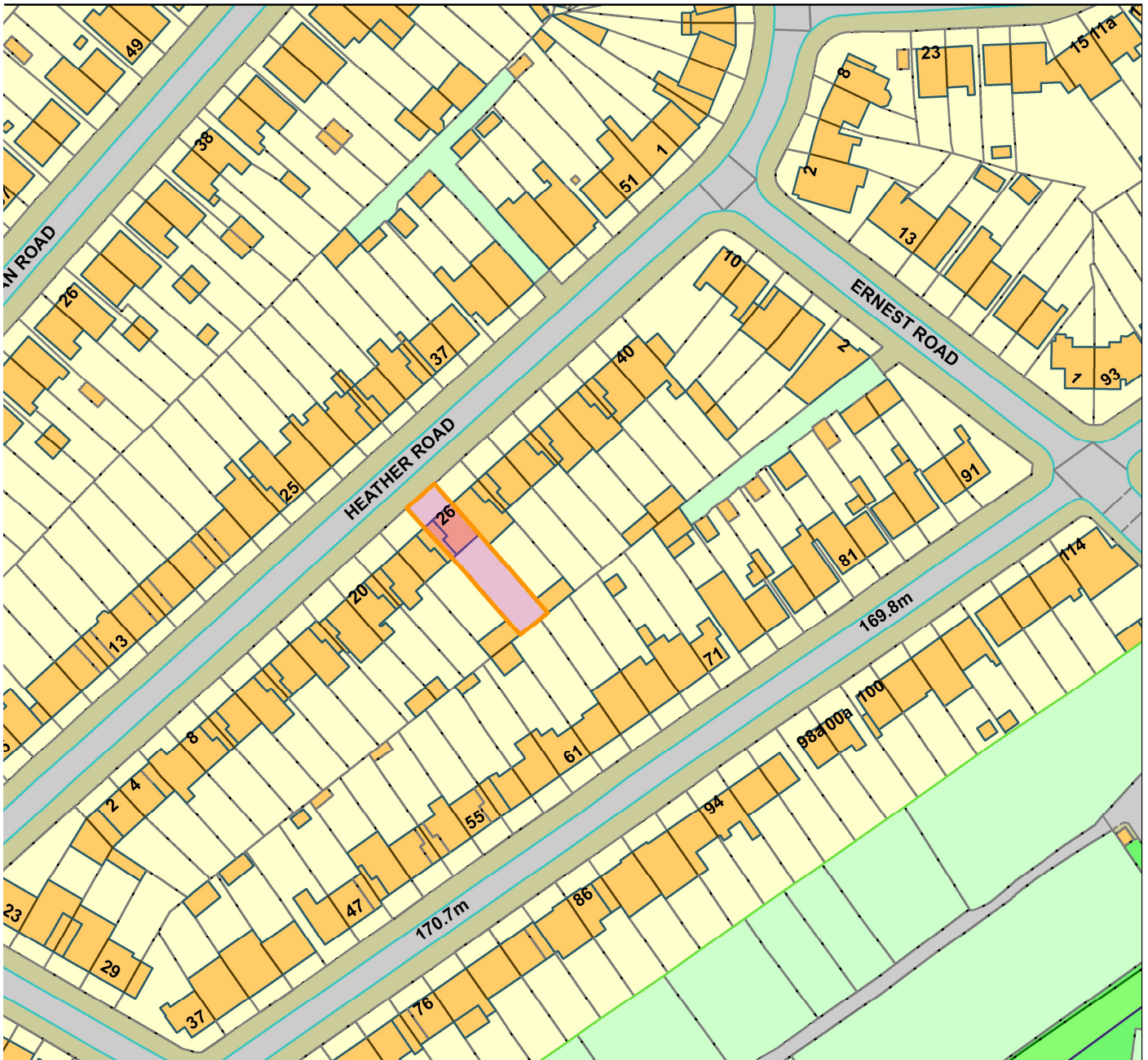
Plan No. 2019-02 Rev 01

Plan No. 2019-05 Rev 02

Plan No. 2019-06 Rev 02

Plan No. 2019-07 Rev 02

DC/19/63514  
26 Heather Road, Smethwick



**Legend**

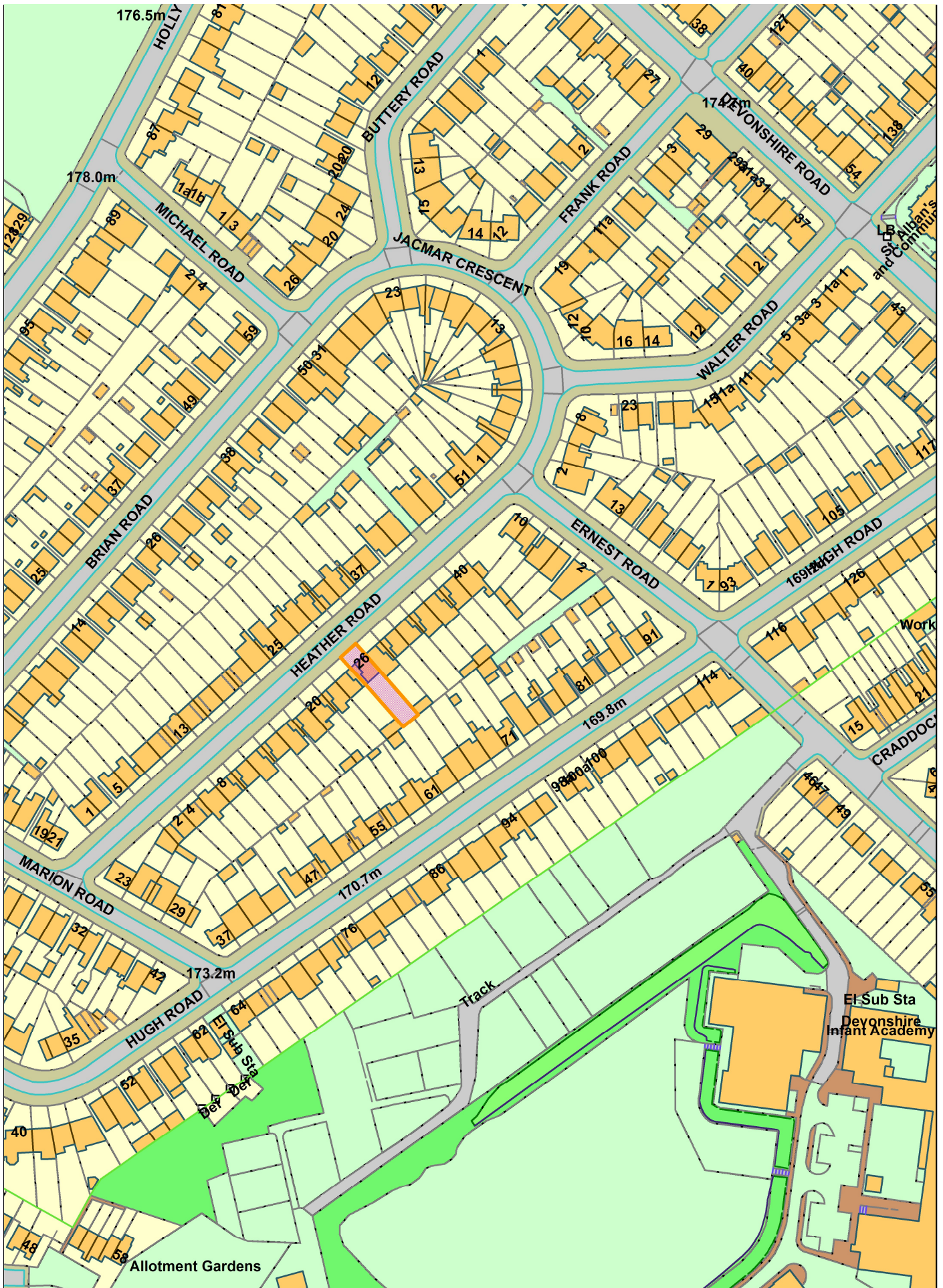
Sc	1:1251
----	--------



© Crown copyright and database rights 2019  
Ordnance Survey Licence No 100023119

<b>Organisation</b>	Not Set
<b>Department</b>	Not Set
<b>Comments</b>	
<b>Date</b>	22 November 2019
<b>OS Licence No</b>	





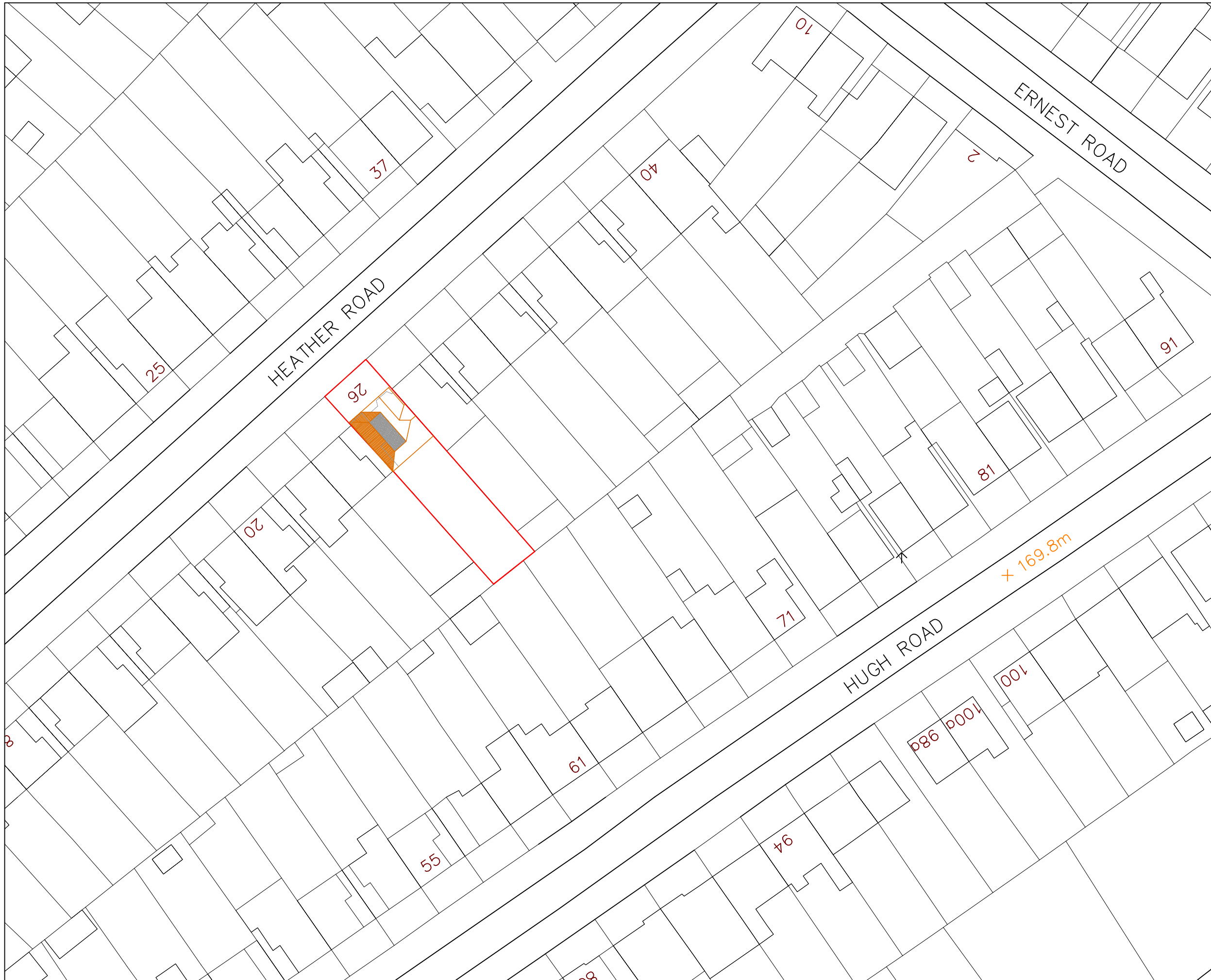
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.  
 Sandwell MBC Licence No LA 076309 2013 2016



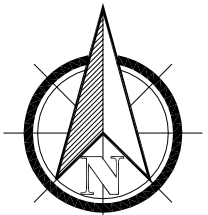


**Site Plan**  
Scale 1:500



**NOTES:**  
Do not scale from this drawing.  
All contractors must visit the site and be responsible for taking and checking dimensions  
Any discrepancy between drawings, specifications and site conditions must be brought to the attention of the architect.  
This drawing and the works are the copyright of Tayyab Tasleem & Associates.

**REVISIONS**



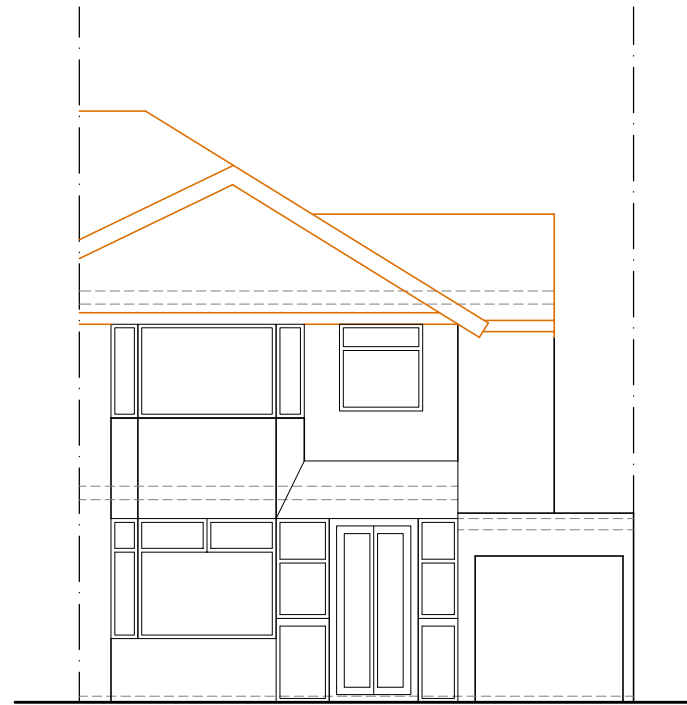
**CLIENT:**  
Mr Arfan

**JOB:**  
26 Heather Road, Smethwick,  
B67 7LW

**DRG TITLE:**  
Site Plan  
Proposed

DRG NO.	REV.	Paper
2019-02/	01	A3
DATE: May' 19	SCALE: 1.500	

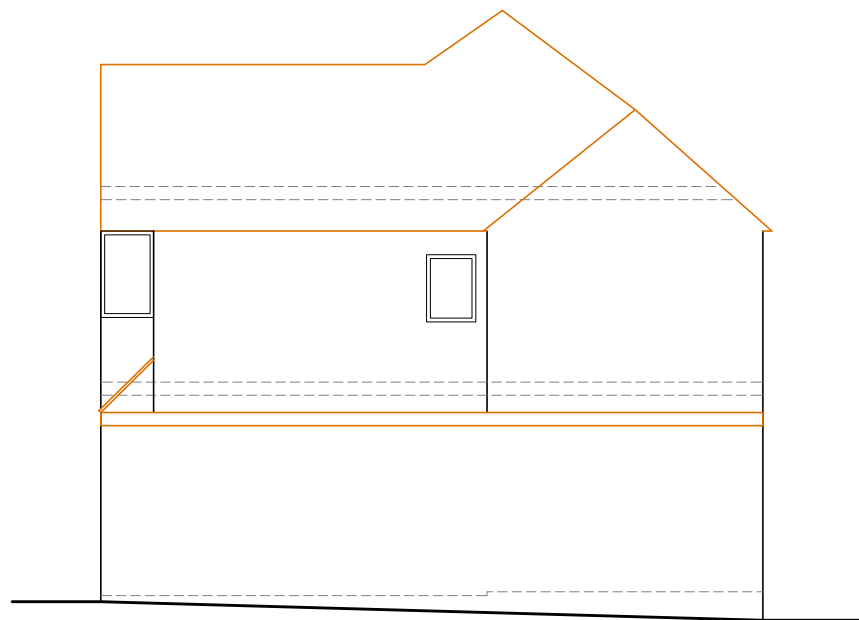
Existing



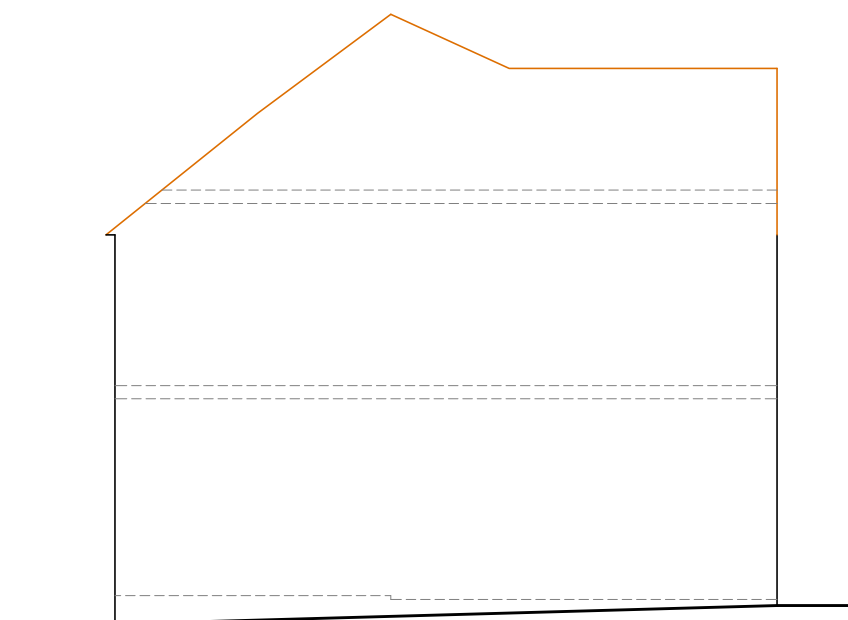
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

**NOTES:**

Do not scale from this drawing.  
All contractors must visit the site and be responsible for taking and checking dimensions  
Any discrepancy between drawings, specifications and site conditions must be brought to the attention of the architect.  
This drawing and the works are the copyright of Tayyab Tasleem & Associates.

**REVISIONS**

**CLIENT:**

Mr Arfan

**JOB:**

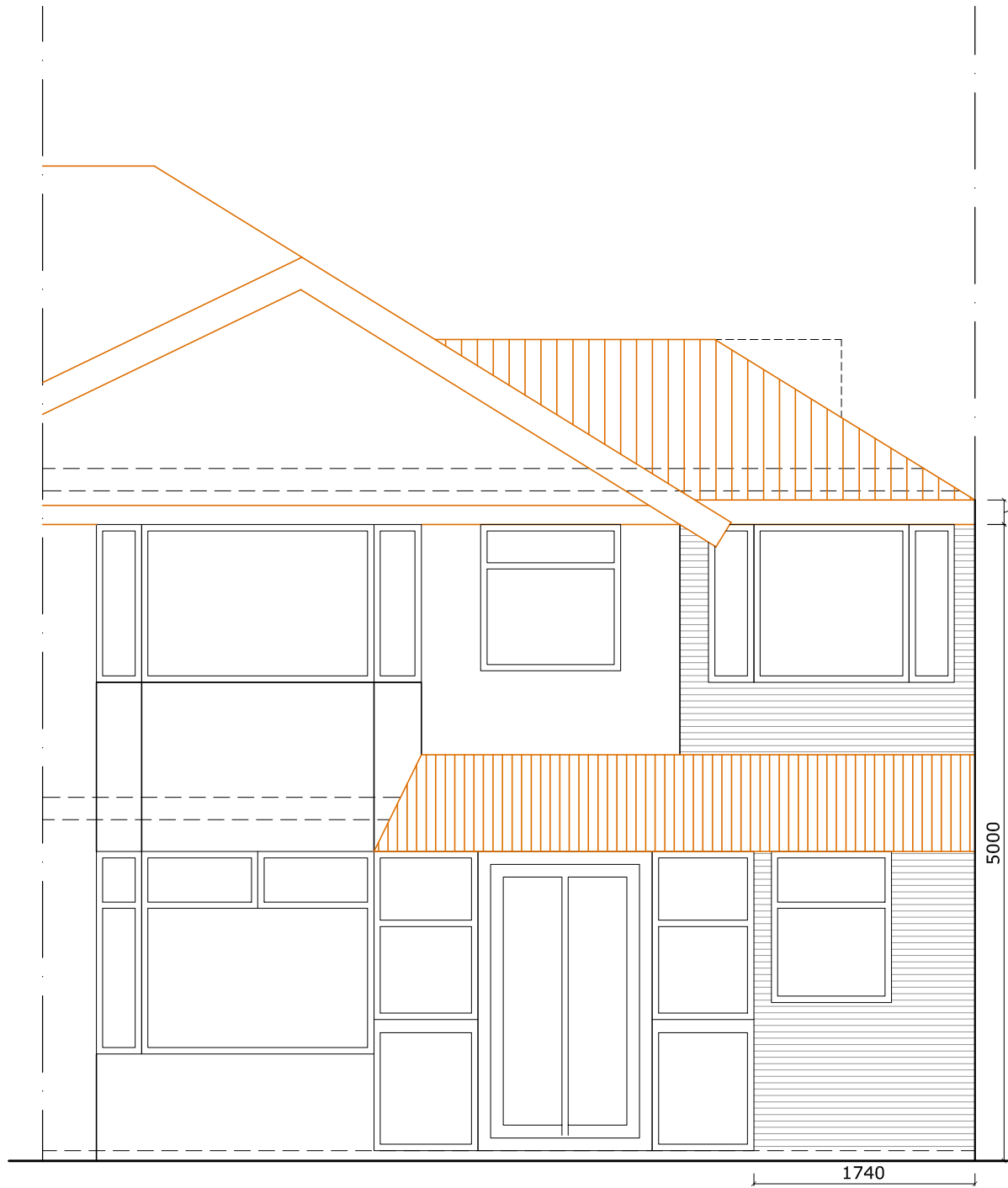
26 Heather Road, Smethwick, B67 7LW

**DRG TITLE:**

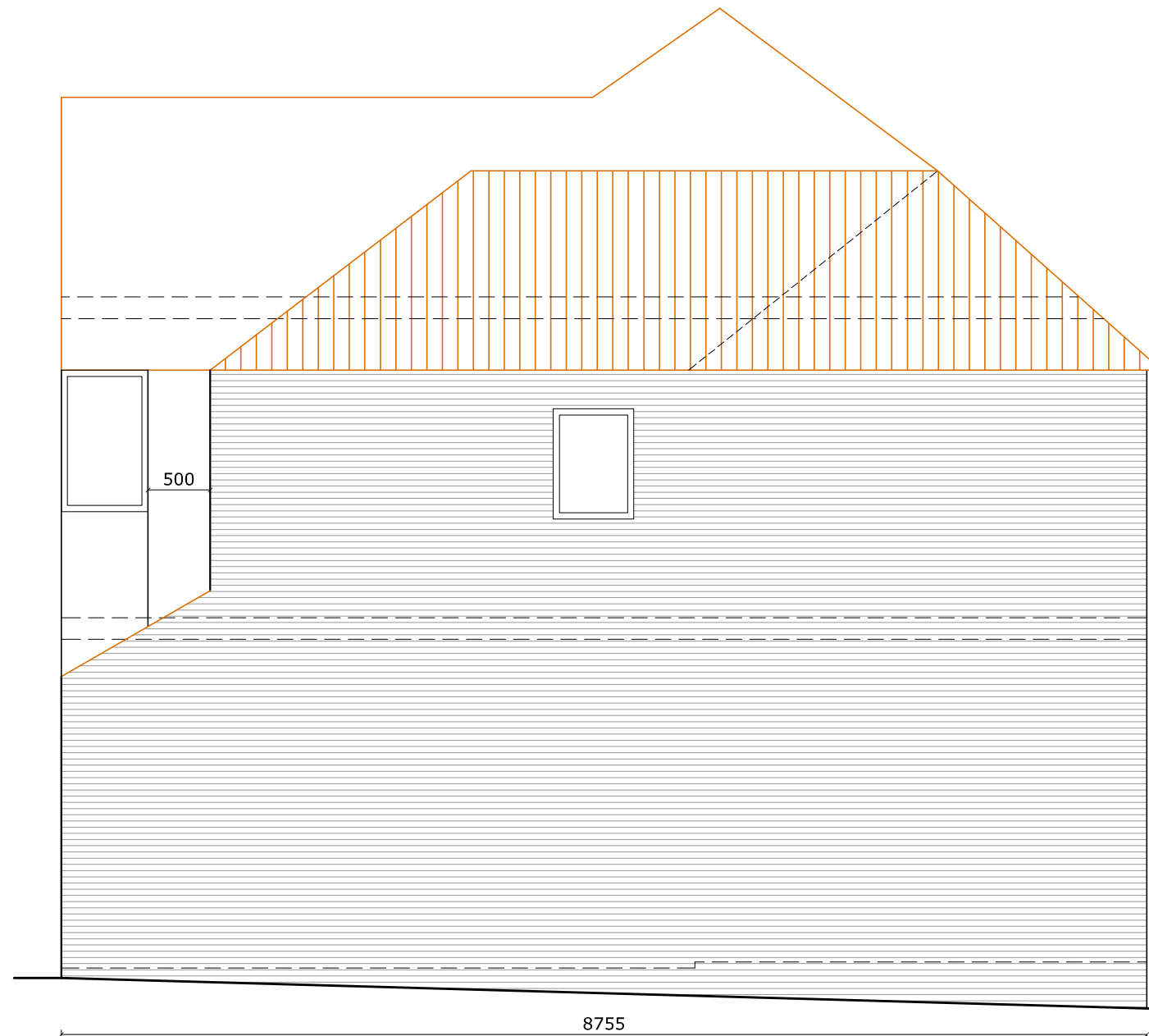
Existing Elevations

DRG NO.	REV.	Paper
2019-04/	01	A3
DATE: May' 19	SCALE: 1:100	

Proposed



Front Elevation



Side Elevation

**NOTES:**

Do not scale from this drawing.  
All contractors must visit the site and be responsible for taking and checking dimensions  
Any discrepancy between drawings, specifications and site conditions must be brought to the attention of the architect.  
This drawing and the works are the copyright of Tayyab Tasleem & Associates.

**REVISIONS**

**CLIENT:**

Mr Arfan

**JOB:**

26 Heather Road, Smethwick,  
B67 7LW

**DRG TITLE:**

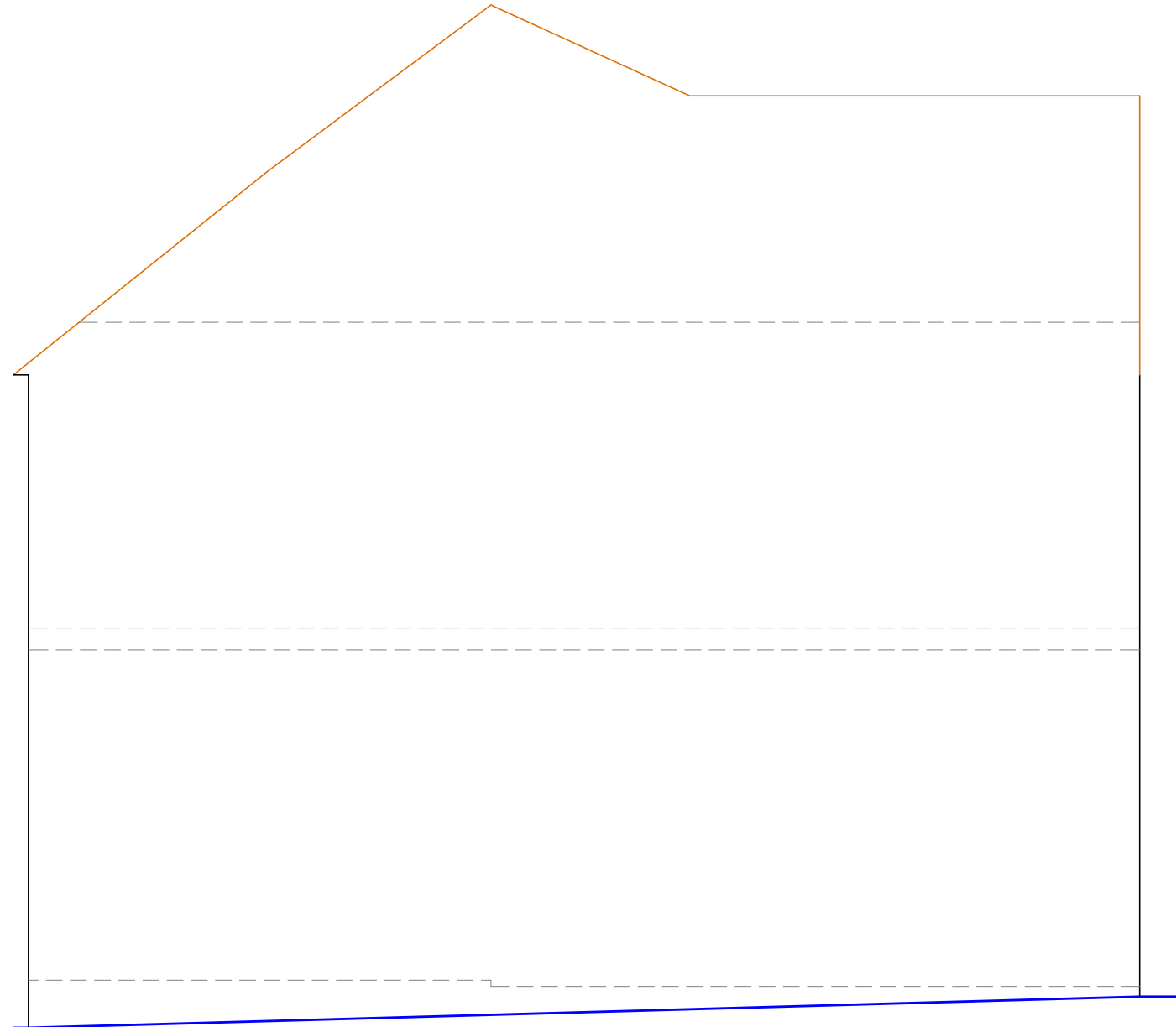
Proposed Elevations

DRG NO.	REV.	Paper
2019-06/	02	A3
DATE: Oct' 19	SCALE: 1:50	

Proposed



Rear Elevation



Side Elevation

**NOTES:**

Do not scale from this drawing.  
All contractors must visit the site and be responsible for taking and checking dimensions  
Any discrepancy between drawings, specifications and site conditions must be brought to the attention of the architect.  
This drawing and the works are the copyright of Tayyib Tasleem & Associates.

**REVISIONS**

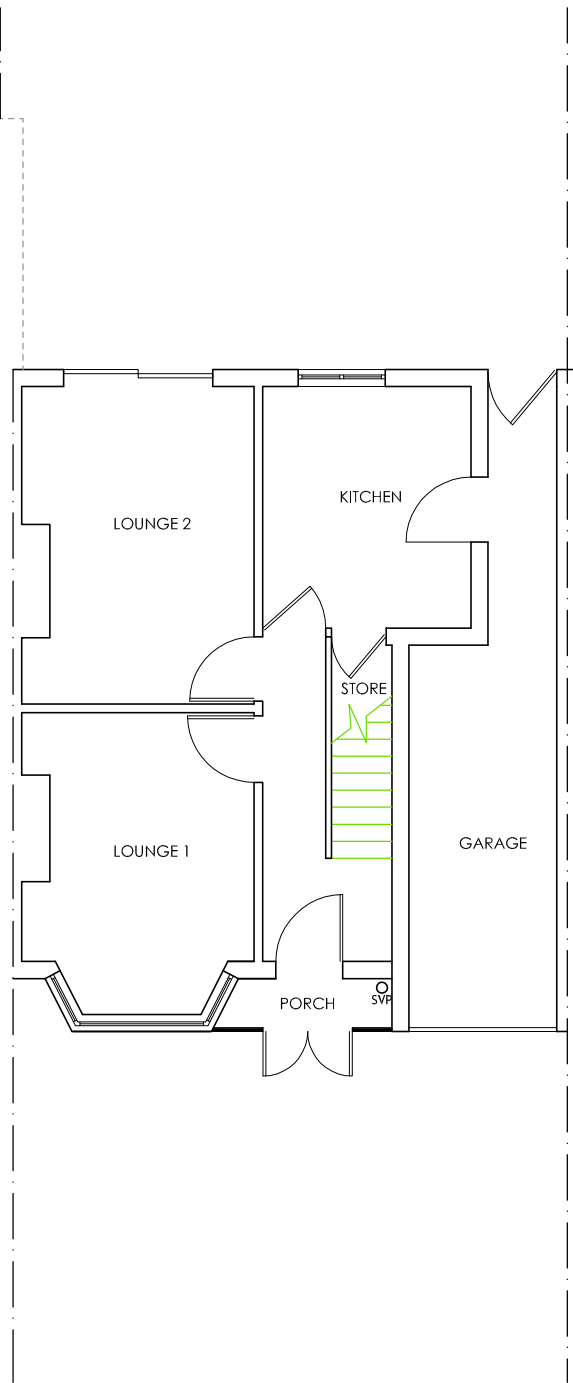
**CLIENT:**  
Mr Arfan

**JOB:**  
26 Heather Road, Smethwick,  
B67 7LW

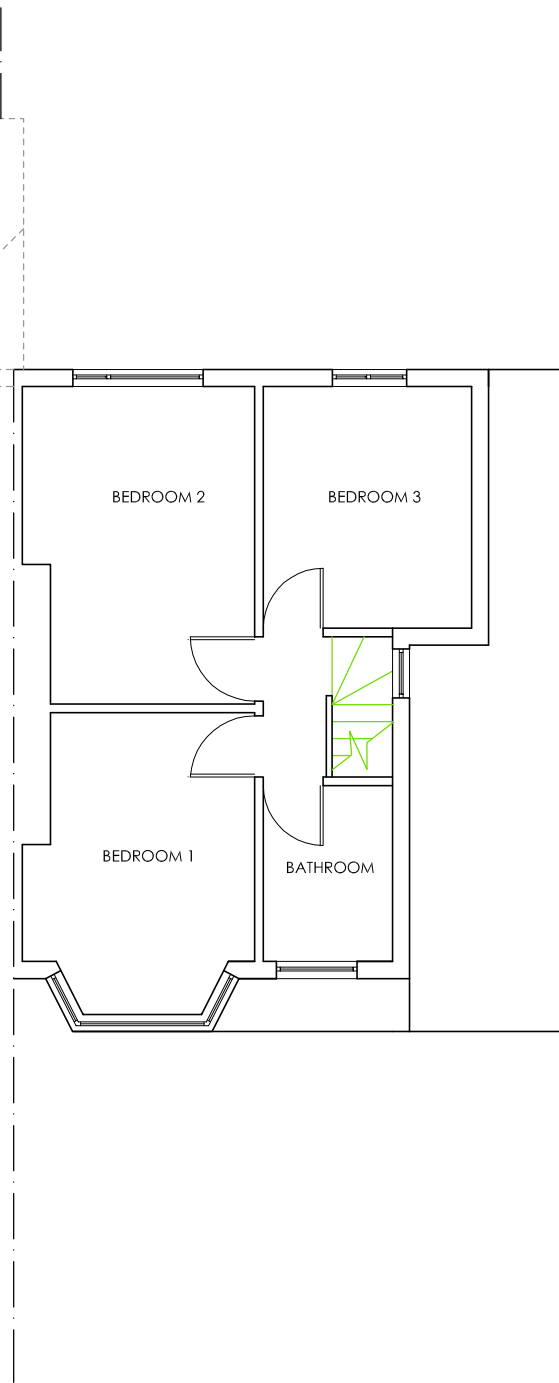
**DRG TITLE:**  
Proposed Elevations

DRG NO.	REV.	Paper
2019-07/	01	A3
DATE: May' 19	SCALE: 1:50	

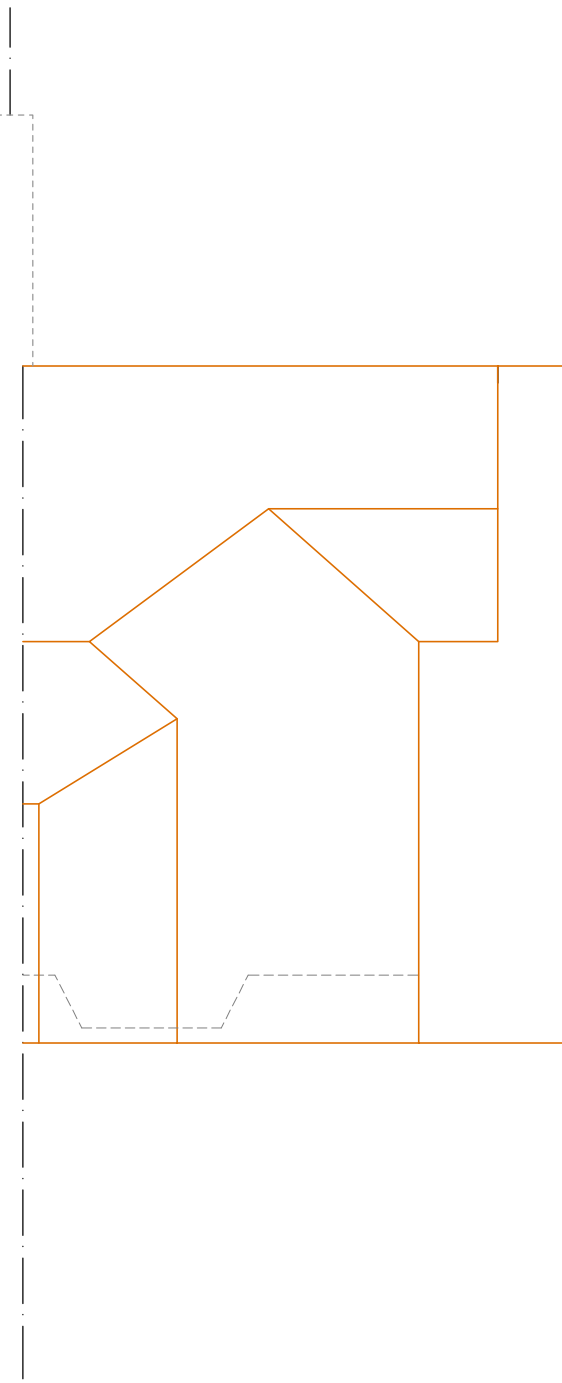
Existing



Ground Floor



First Floor



Roof Plan

**NOTES:**

Do not scale from this drawing.  
 All contractors must visit the site and be responsible for taking and checking dimensions  
 Any discrepancy between drawings, specifications and site conditions must be brought to the attention of the architect.  
 This drawing and the works are the copyright of Tayyab Tasleem & Associates.

**REVISIONS**

**CLIENT:**

Mr Arfan

**JOB:**

26 Heather Road, Smethwick, B67 7LW

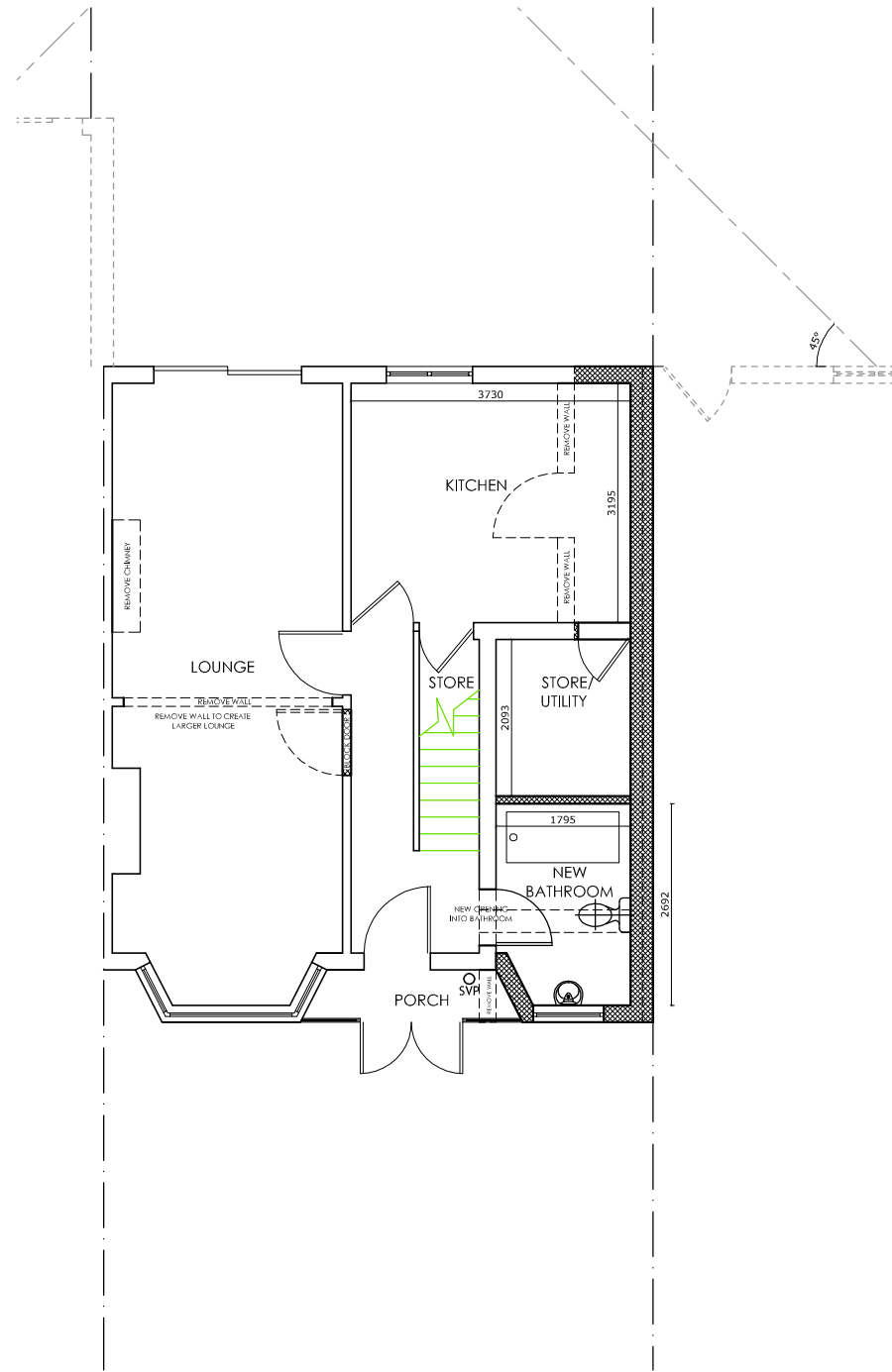
**DRG TITLE:**

Existing Plans

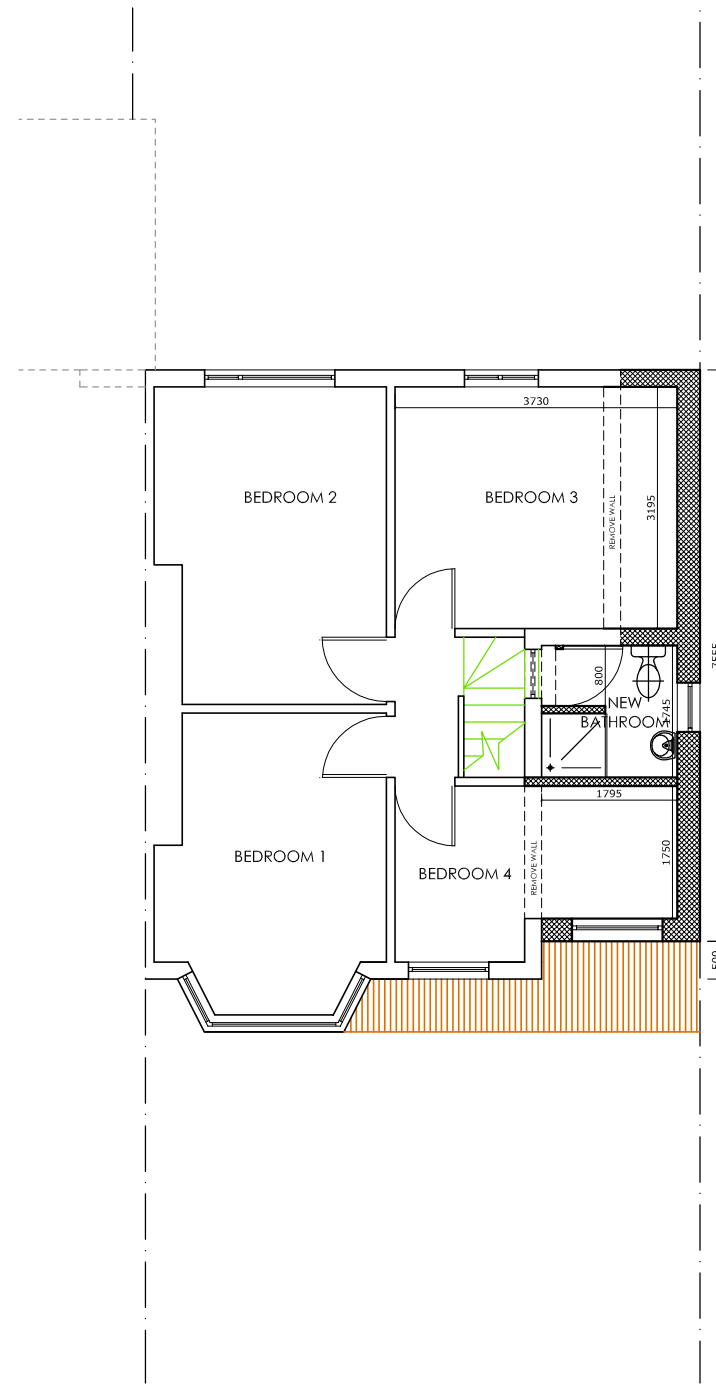
DRG NO.	REV.	Paper
2019-03/	01	A3
DATE: May' 19	SCALE: 1:100	



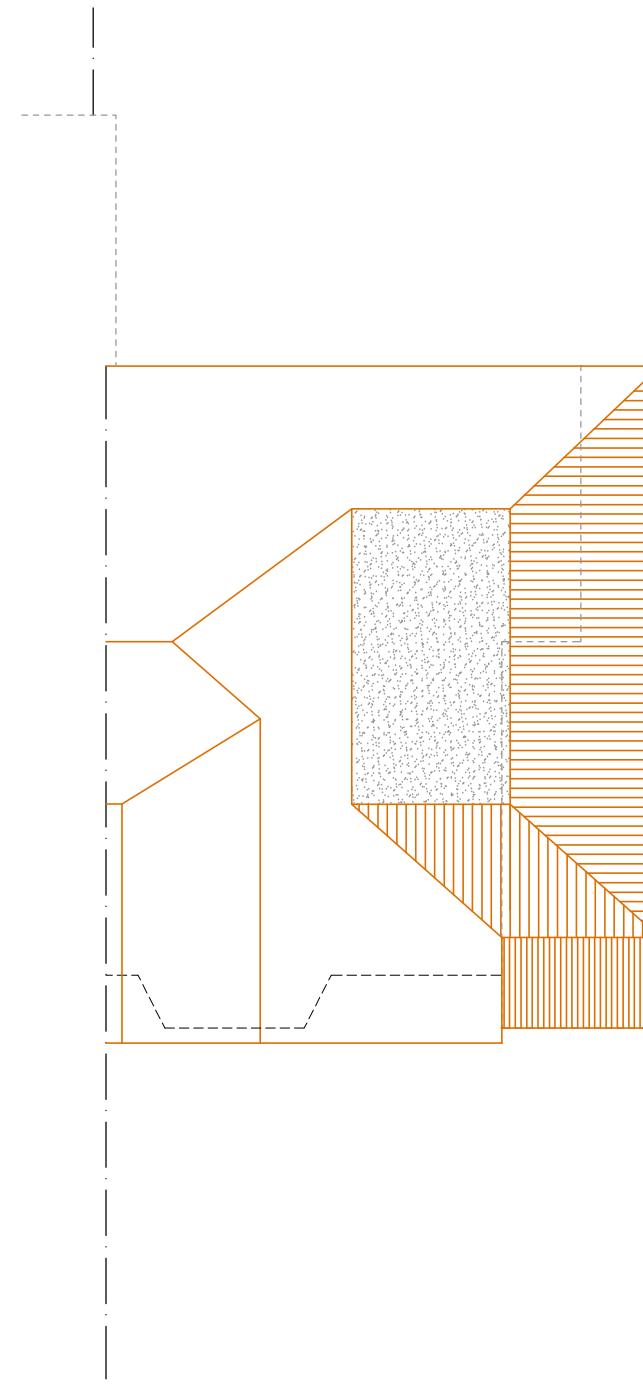
Proposed



Ground Floor



First Floor



Roof Plan

**NOTES:**

Do not scale from this drawing.  
 All contractors must visit the site and be responsible for taking and checking dimensions  
 Any discrepancy between drawings, specifications and site conditions must be brought to the attention of the architect.  
 This drawing and the works are the copyright of Tayyab Tasleem & Associates.

**REVISIONS**

**CLIENT:**

Mr Arfan

**JOB:**

26 Heather Road, Smethwick, B67 7LW

**DRG TITLE:**

Proposed Plans

DRG NO.	REV.	Paper
2019-05/	02	A3
DATE: Oct' 19	SCALE: 1:100	